

NOV 17 2015

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Lighthouse Ministries 15-0109

2. Name of applicant: **Complete Design Inc.**

3. Address and phone number of applicant and contact person:

Ryan Kelso

PO Box 1914

Wenatchee, WA 98807

(509)662-3699

4. Date checklist prepared: **November 3, 2015**

5. Agency requesting checklist: **City of Wenatchee, Planning Division**

6. Proposed timing or schedule (including phasing, if applicable): **This SEPA is part of a conditional use process, schedule is to be determined.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **None beyond this SEPA.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **No.**

10. List any government approvals or permits that will be needed for your proposal, if known.

A building permit issued by the City of Wenatchee will be required.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project consists of remodeling and upgrading an existing building to meet the needs of operating a Soup Kitchen and a Medical/Dental Clinic. The proposed project includes upgrades to the electrical, plumbing, and refrigeration systems, as well as adding a sprinkler system, doing structural repairs, framing, and installation of an elevator. The building footprint is 100' x 107' and contains three floors.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposal is for Lot 3-7 Block 50 Replat 1st Addition to Wenatchee; 410 S Columbia Street, Wenatchee, WA 98801. Chelan County Assessor's Parcel#222010815280. Section 10, Township 22N, Range 20EWM. Please see attached vicinity map.

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

- a. General description of the site (circle one): **Flat land; previously developed.**
- b. What is the steepest slope on the site (approximate percent slope)? **No slopes on site.**
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. **According to a 1922 soil survey of the Wenatchee Area prepared by the US Department of Agriculture, the soil type found on site is Peshastin-stony fine sandy loam.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **There are no surface indications or know history of unstable soils.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **No grading proposed, land was previously developed.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Slight amounts of erosion is possible during construction, but proper construction practices will be enforced to minimize this potential.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
73% of the lot will be covered with impervious surfaces.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Proper construction practices will be enforced to reduce impacts to the earth.
- a. **Air**
 - a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Slight amounts of dust and emissions typical of construction would occur during normal daytime working hours. Completion of the project will eliminate dust and construction equipment emissions.
 - b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No.**
 - b. Proposed measures to reduce or control emissions or other impacts to air, if any: **To reduce the potential of dust in the air, exposed soils will be sprinkled regularly throughout construction. Upon completion of the project the majority of the disrupted soil will be covered in pavement.**

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **Columbia River is 656.0' from the site.**
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **No.**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **NA.**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No.**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No.**
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No.**

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. **No.**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **There are no sources of waste material for the proposed project that will be discharged into the ground.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **A storm water drainage plan has been designed to control runoff from site.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe. **There are no sources of waste materials for the proposed project.**

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **Refer to attached stormwater drainage plan.**

4. Plants

- a. Check or circle types of vegetation found on the site:

_____ deciduous tree: alder, maple, aspen, other
_____ evergreen tree: fir, cedar, pine, other
_____ shrubs
_____ grass
_____ pasture
_____ crop or grain
_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_____ water plants: water lily, eelgrass, milfoil, other
_____ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?
Currently no vegetation exists on-site.

- c. List threatened or endangered species known to be on or near the site.
None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Proposed landscape includes utilizing trees, bushes and grass as a landscape buffer.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
- birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.
None know.

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- c. Is the site part of a migration route? If so, explain.
No.
- d. Proposed measures to preserve or enhance wildlife, if any:
None.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity will be utilized for all functions within the facility.
- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.
No.
- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:
None at this time.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.
No.
- 1) Describe special emergency services that might be required.
None.
- 2) Proposed measures to reduce or control environmental health hazards, if any:
N/A.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
General city noise is not expected to affect this project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Short term use of construction equipment during normal daytime working hours. No significant noise will be produced on a continual basis from its operation.**

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- 3) Proposed measures to reduce or control noise impacts, if any:
Limit construction to normal daytime operations.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
Current use of this site and surrounding properties is Commercial.
- b. Has the site been used for agriculture? If so, describe.
No.
- c. Describe any structures on the site.
Three level commercial building; 100' x 107' with a 906.0 sq. ft covered entry.
- d. Will any structures be demolished? If so, what?
No.
- e. What is the current zoning classification of the site?
Industrial.
- f. What is the current comprehensive plan designation of the site?
Industrial.
- g. If applicable, what is the current shoreline master program designation of the site?
N/A.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
No.
- i. Approximately how many people would reside or work in the completed project?
There is approximately 12 people working on the premises daily.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A.

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1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Pre-Development meeting with the City of Wenatchee August 20,2015.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

- c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

There are no proposed structures, the building is existing & it's principal exterior building material is brick.

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal includes the required lighting according to City of Wenatchee Code.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None.

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12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The closest recreational opportunity is 620 feet to the East of the site- the Apple Capital Recreational Loop Trail.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

- c. Proposed measures to reduce or control impacts, if any:

In the event that archaeological or historic materials are discovered during the project, all work in the immediate vicinity would be discontinued, the area secured, and the concerned tribes and the Office of Archaeology and Historic Preservation would be notified in compliance with Section 106 of the National Historic Preservation Act.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

South Columbia Street- See attached site plan.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Site is neighboring the Columbia Station Link Transit Center.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The completed project will not eliminate any parking; but it will designate 27 parking spaces.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

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- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Project is adjacent to BNSF Railway Company.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approximately 24 employee trips per day, and 2 operations-related vehicles per day, Sunday-Monday 8am-8pm

- g. Proposed measures to reduce or control transportation impacts, if any:

The present road system is adequate to accommodate this traffic.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Existing public services should be adequate.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities

- a. Circle utilities currently available at the site: **electricity**, natural gas, **water**, refuse service, **telephone**, **sanitary sewer**, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No additional utilities are proposed.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Date Submitted: 11-9-15